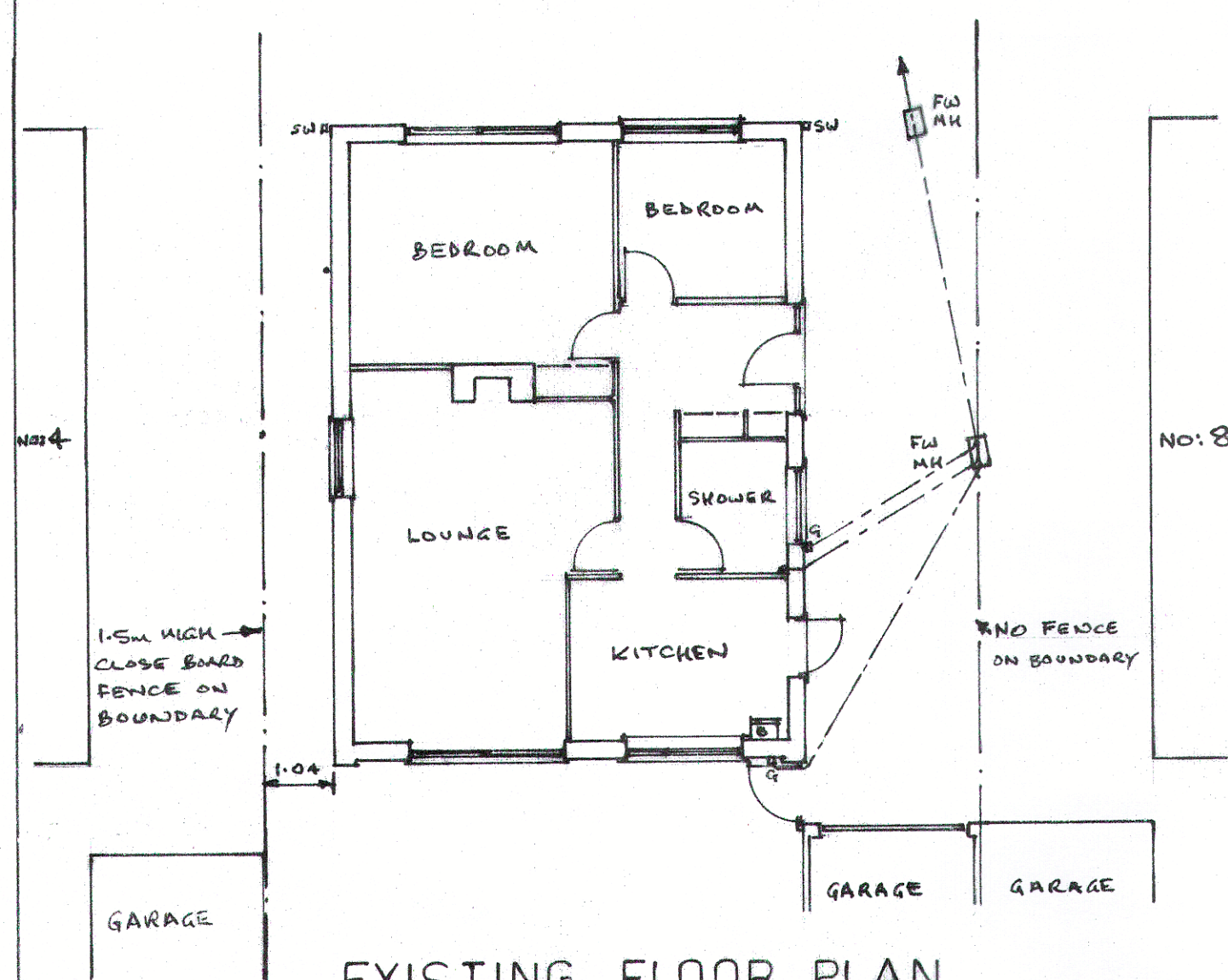
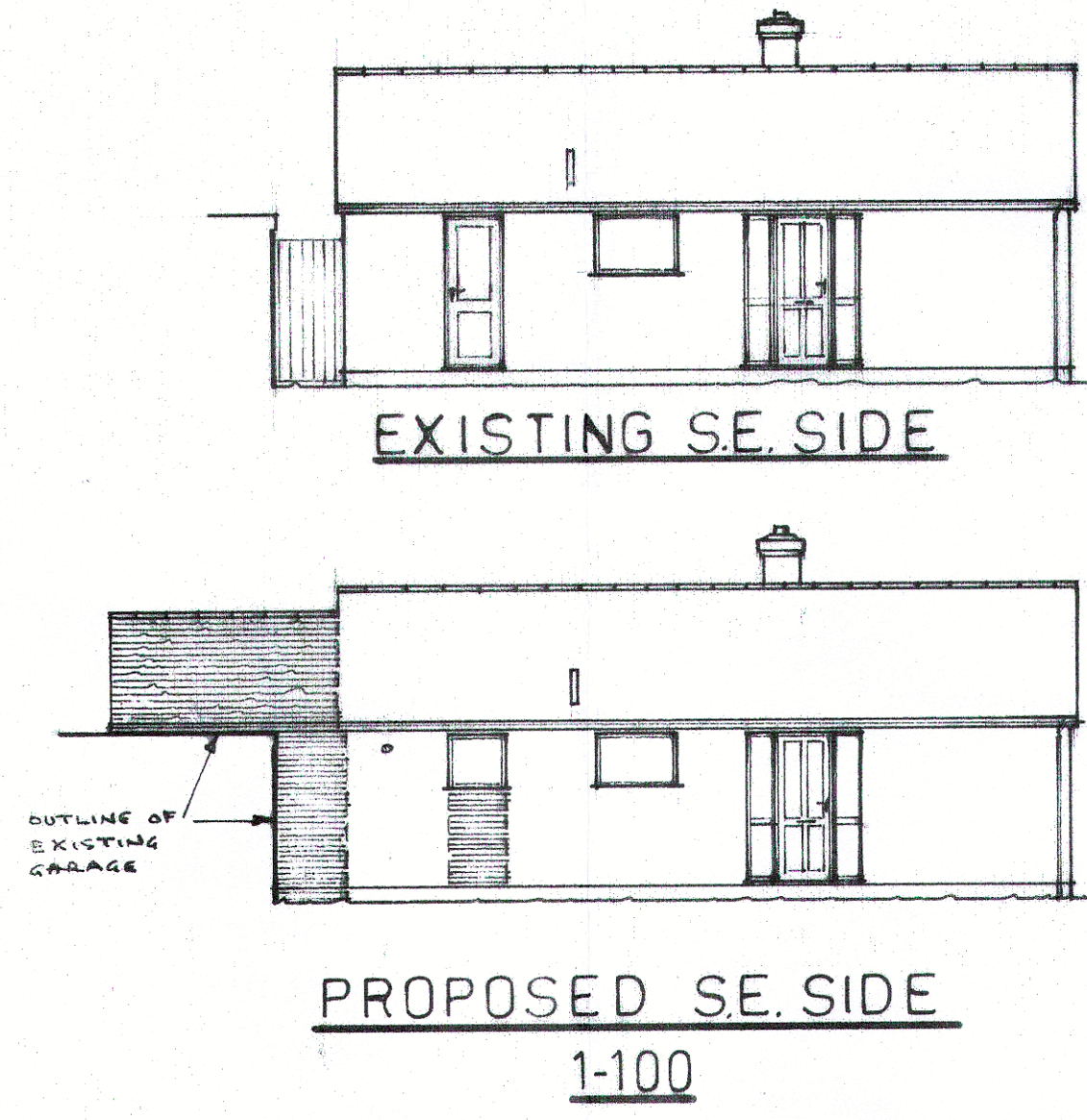
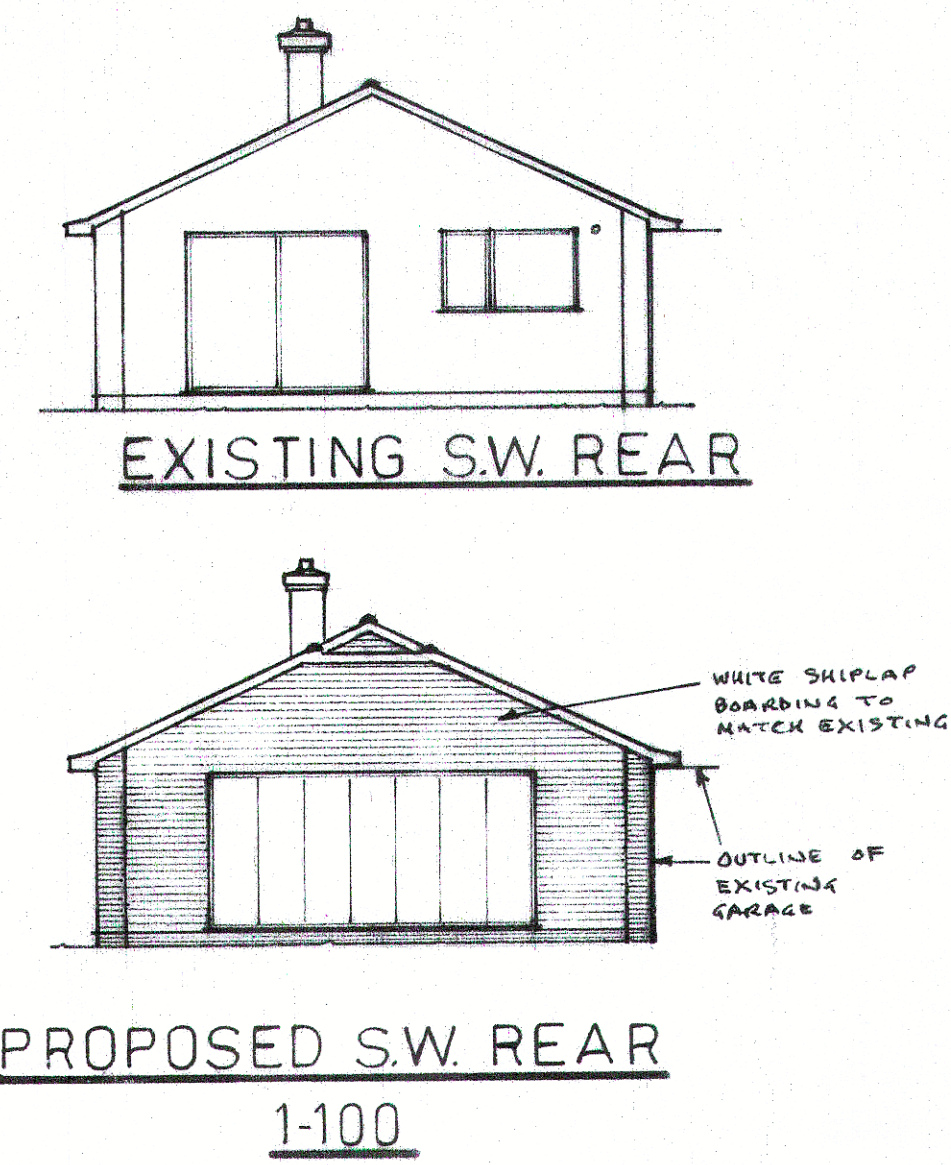
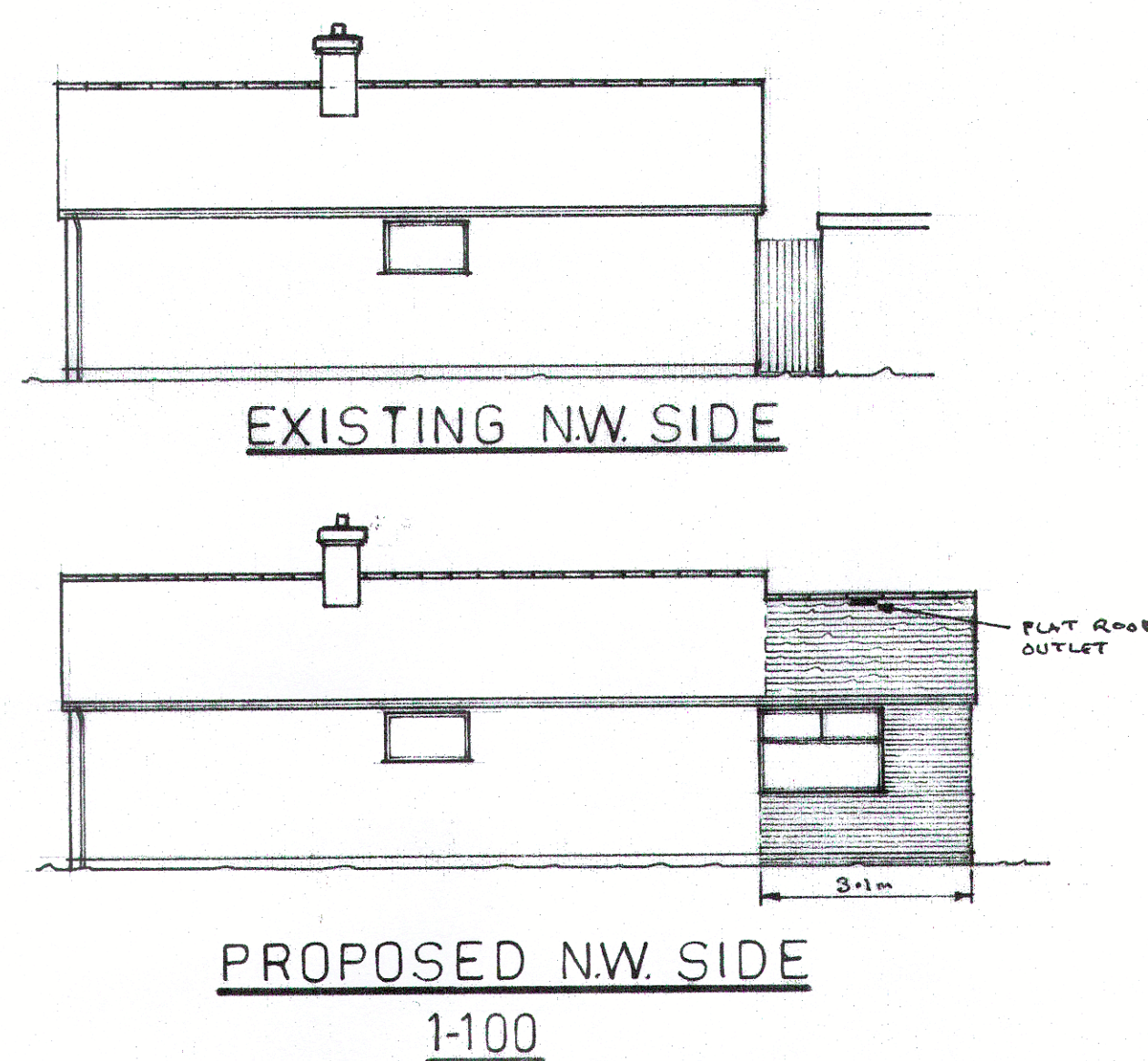




EXISTING FLOOR PLAN
AND BLOCK PLAN
1-100



- ALL WORK TO COMPLY WITH CURRENT REGULATIONS AND CARRIED OUT TO GOOD BUILDING STANDARDS.
- ANY DISCREPANCIES OR DEVIATIONS TO BE REPORTED FOR INSTRUCTION.
- MATERIALS AND FINISHES TO MATCH EXISTING AND TO COUNCIL SATISFACTION.
- NEW WINDOW IN PLACE OF KITCHEN DOOR TO BE NON-OPENING AND OBSCURE GLASS. NEW WINDOW TO LIVING AREA TO HAVE OBSCURE GLASS AND NON-OPENING BELOW 1.7m ABOVE FLOOR LEVEL.
- EXISTING GARAGE TO REMAIN.
- AGREEMENT TO BE OBTAINED UNDER THE PART WALL ACT BEFORE WORK STARTS.

EXISTING REAR WALL IS CAVITY CONSTRUCTION UP TO THE PATIO DOOR AND THE KITCHEN WINDOW. BETWEEN THE LHS OF THE PATIO DOOR AND THE RHS OF THE KITCHEN WINDOW, INCLUDING THE GABLE END ABOVE APPEARS TO BE NON-LOADBEARING. BUILDER TO EXPOSE CONSTRUCTION AND REPORT IF DIFFERENT. NO LOADS FROM THE EXTENSION ARE TO BEAR ON THE EXISTING CONSTRUCTION WITHOUT BEING DESIGNED BY A STRUCTURAL ENGINEER.

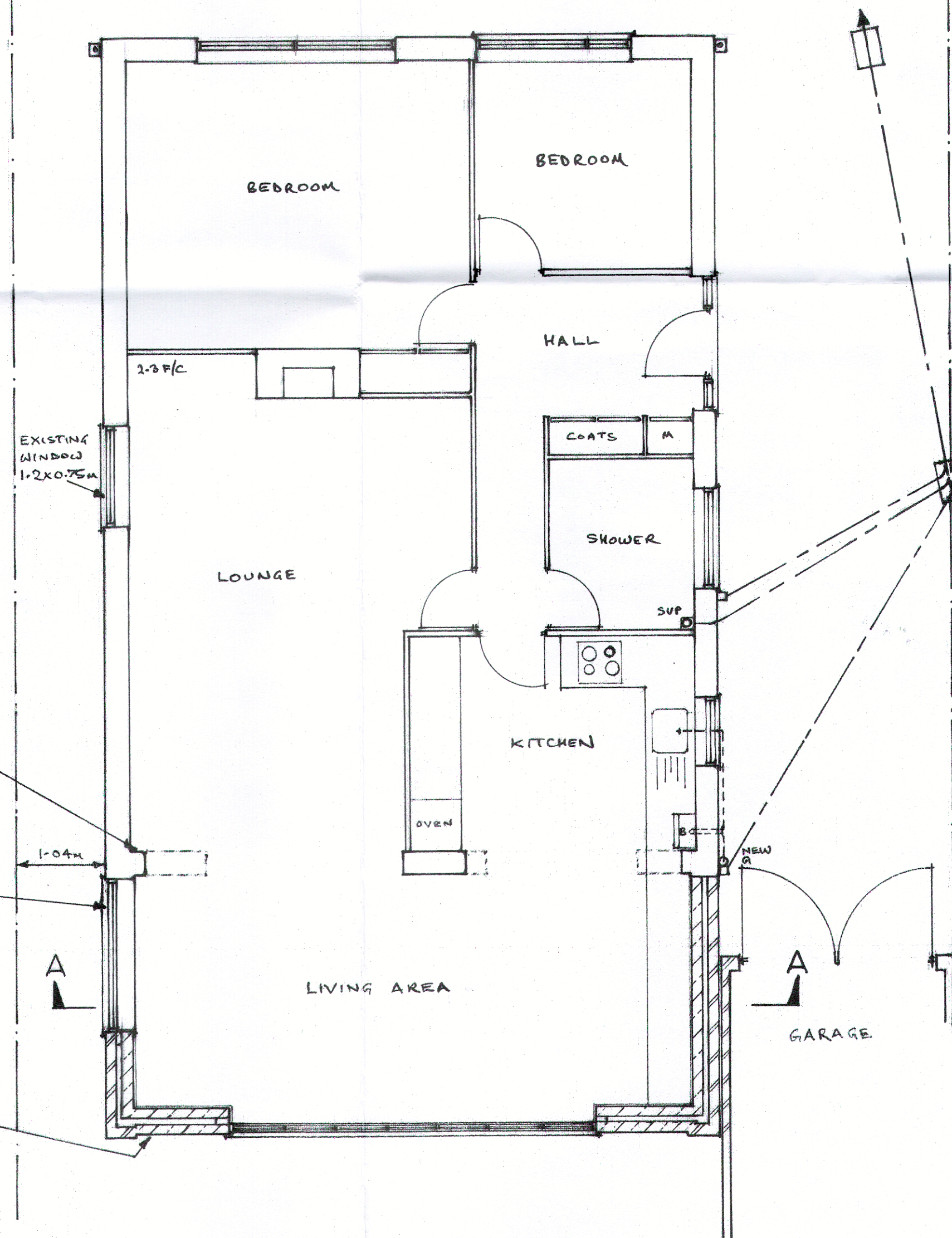
BUILDER TO PROVIDE DETAILS AND CALCULATIONS OF ROOF TRUSSES TO COUNCIL FOR APPROVAL BEFORE WORK STARTS ON THE ROOF. IT IS AGREED THAT THIS CAN BE A CONDITION OF THE APPROVAL UNDER BUILDING REGULATIONS.

EXISTING WALL CUT BACK BOTH SIDES BUT LEAVING A 220mm PIER PROJECTING FROM THE INSIDE OF THE FLANK WALLS.

NEW WINDOW 1.8x1.2m AND OVER 4m FROM EXISTING SIDE WINDOW TO LOUNGE. NEW WINDOW TO HAVE OBSCURE GLASS AND OPENING LIGHTS 1.7m ABOVE FLOOR.

CORNERS BOTH SIDES TO HAVE REAR OFFSET TO MATCH ORIGINAL REAR ELEVATION. INSET REAR WALL TO HAVE PLASTIC SHIPLAP BOARDING AS ORIGINAL ELEVATION.

NEW GLAZING NOT TO EXCEED 11.36m² WHICH IS 25% OF NEW FLOOR AREA PLUS EXISTING PATIO DOOR AND KITCHEN WINDOW.



PROPOSED FLOOR PLAN
1-50

ROOF: INTERLOCKING CONCRETE TILES TO MATCH EXISTING, BATTENS AND TYVEK SUPRO UNDERLAY. PLASTIC SOFFIT AND FASCIA BOARD TO MATCH EXISTING. CONTINUOUS OVER FASCIA VENTILATION PROVIDED BOTH SIDES WITH 'TIMLOC' ROOF VENT BETWEEN TRUSSES TO ALLOW AIRFLOW OVER INSULATION. ROOF TRUSS DETAILS TO BE PROVIDED BY MANUFACTURER INCLUDING CALCULATIONS AND BRACING. 5x30mm GALVANISED MS STRAPS AT 1.8m C/E TO ANCHOR WALL PLATE TO WALLS, TRUSSES FIXED TO WALLPLATE AS INSTRUCTED BY MANUFACTURER. 270mm THICK CROWN LOFT ROLL ONE MINERAL FIBRE INSULATION AT CEILING LEVEL. ROOF TO ACHIEVE 0.18 W/m²K 'U' VALUE. 100% POLYTHENE VAPOUR CONTROL LAYER AND 12.5mm PLASTERBOARD AND SKIM CEILING.

FLAT ROOF: 'TOPSEAL' GRP FIBREGLASS ROOFING SYSTEM ON 18mm MARINE PLYWOOD LAID 1140 FALL TO ROOF OUTLET PASSING BENEATH RIDGE TILES AND DISCHARGING ONTO PITCHED ROOF WITH LEAD APRON BENEATH OUTLET OVER TILES.

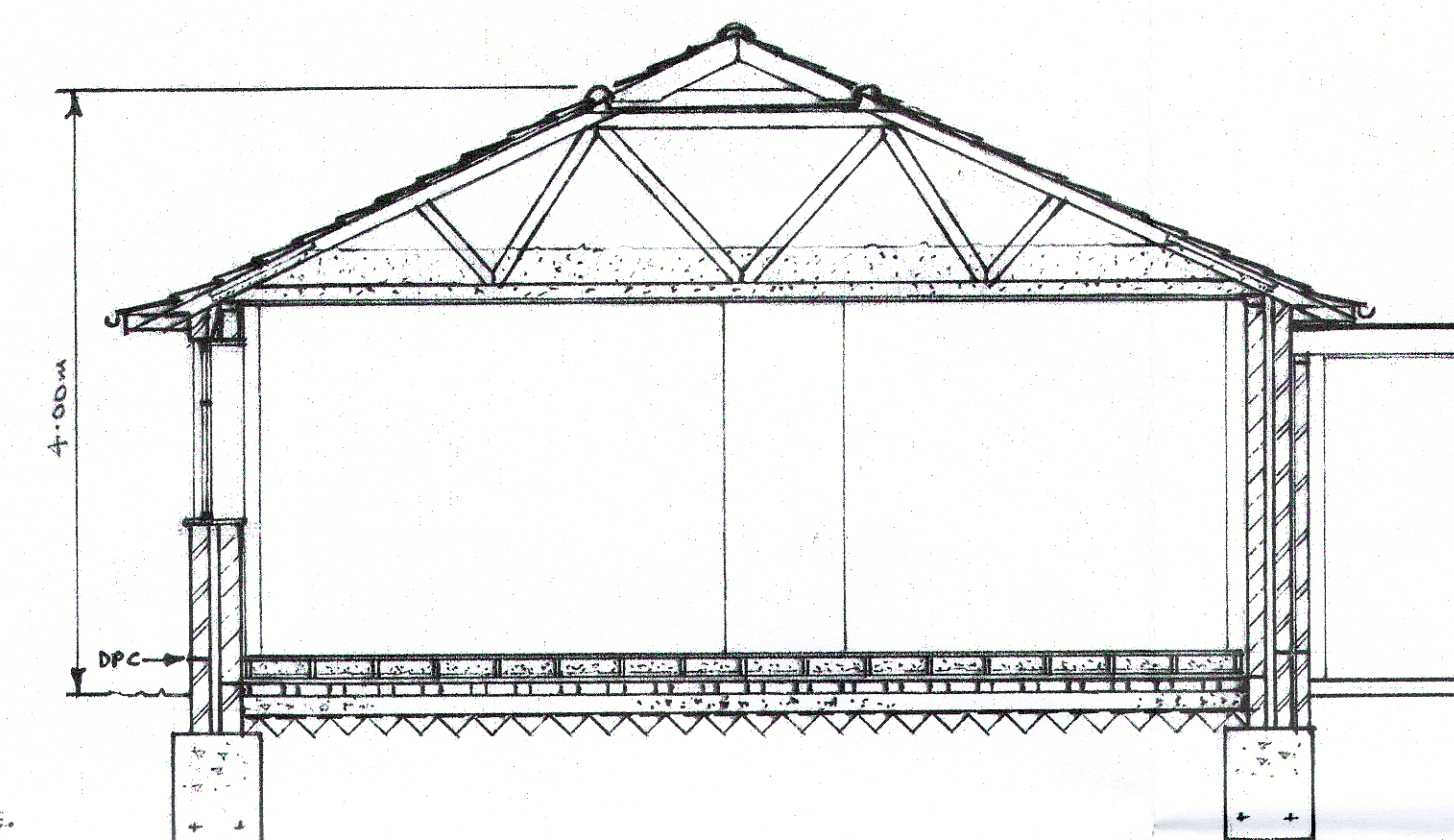
WALLS: BRICKWORK TO MATCH EXISTING, 85mm DRI-THORN CAVITY INSULATION AND 100mm CELCON SOLAR BLOCKWORK WITH 12.5mm PLASTERBOARD ON DABS. 'THERMABATE' INSULATED CAVITY CLOSURES TO REVEALS. WALLS TO ACHIEVE 0.28 W/m²K 'U' VALUE. STAINLESS STEEL CAVITY TIES AT 750mm HORIZONTALLY AND 450mm VERTICALLY STAGGERED. WALLS TIED TO EXISTING WITH STAINLESS STEEL PROFILES AND TIES, JOINT FINISHED EXTERNALLY WITH SILICONE SEALANT TO MATCH COLOUR OF BRICKS. 5x30mm GALVANISED MS STRAPS TO TIE WALL TO ROOF TRUSSES AT CEILING LEVEL, STRAPS SECURED TO 3no. TRUSSES WITH NODGINS BETWEEN AND TURNED UP EXTERNAL FACE OF OUTERSKIN 450mm.

FOUNDATIONS: 600mm WIDE, 750mm DEEP CONCRETE WITH 2no. 18mm DIA MS REINFORCEMENT BARS. BOTTOM OF EXCAVATION MIN. 100mm BELOW GROUND LEVEL, FINAL DEPTH SUBJECT TO SUITABLE BEARING STRATA AND COUNCIL APPROVAL. DPC'S MINIMUM 150mm ABOVE FINISHED GROUND LEVEL.

FLOOR: EX. 25mm T&G SOFTWOOD BOARDING ON 47x120 AT 400% C16 FLOOR JOISTS WITH 110mm THICK CELOTEX XR4000 INSULATION BETWEEN JOISTS AND SUPPORTED ON CELOTEX INSULATION CLIPS AT 100% C/E. FLOOR TO ACHIEVE 0.22 W/m²K 'U' VALUE. 3no. HONEYCOMBE SLEEP WALLS, DPC AND TIMBER WALLPLATE, 125mm THICK CONCRETE OVERSITE WITH 1200g POLYTHENE DAMP PROOF MEMBRANE ON BLINDED HARDWARE. MEMBRANE TAKEN UP TO LAP WITH DPC. MIN. 150mm SPACE BETWEEN SLAB AND UNDERSIDE OF JOISTS. AIRBRICKS TO PROVIDE 1500mm²m ACTUAL VENTILATION AREA ON ALL SIDES OF EXTENSION INCLUDING INTO EXISTING VOID BENEATH SUSPENDED FLOOR OF BUNGALOW.

RAINWATER: NEW GUTTERS TO CONNECT TO EXISTING GUTTERS WHICH FALL TO FRONT OF PROPERTY AND DISCHARGE INTO SURFACE WATER GULLIES.

FOUL DRAINAGE: EXISTING GULLY AT REAR REMOVED AND NEW SIDE INLET GULLY CONNECTED TO EXISTING DRAIN. KITCHEN SINK WASTE TO DISCHARGE BELOW GRATING. 38mm WASTE WITH 75mm DEEP TRAP TO SINK.



SECTION A:A
1-50

GARAGE: EXISTING WALL AND FOUNDATION NEXT TO EXTENSION TO BE REMOVED AND WALL REBUILT ON NEW FOUNDATION. EXISTING GARAGE ROOF TO REMAIN BUT TEMPORARILY SUPPORTED DURING WORK.

KITCHEN DOOR: TO BE REMOVED AND OPENING PART BRICKED UP IN CAVITY CONSTRUCTION AND INSULATED. NEW WINDOW INSTALLED 1.6 W/m²K 'U' VALUE WITH OBSCURE GLASS AND NON-OPENABLE.

BOILER: NEW GAS CONDENSING BOILER INSTALLED UNDER SELF CERTIFICATION SCHEME AND EXISTING HEATING SYSTEM EXTENDED IN ACCORDANCE WITH DOMESTIC HEATING COMPLIANCE GUIDE. ALL RELEVANT NOTICES AND INFORMATION TO BE SERVED ON COUNCIL.

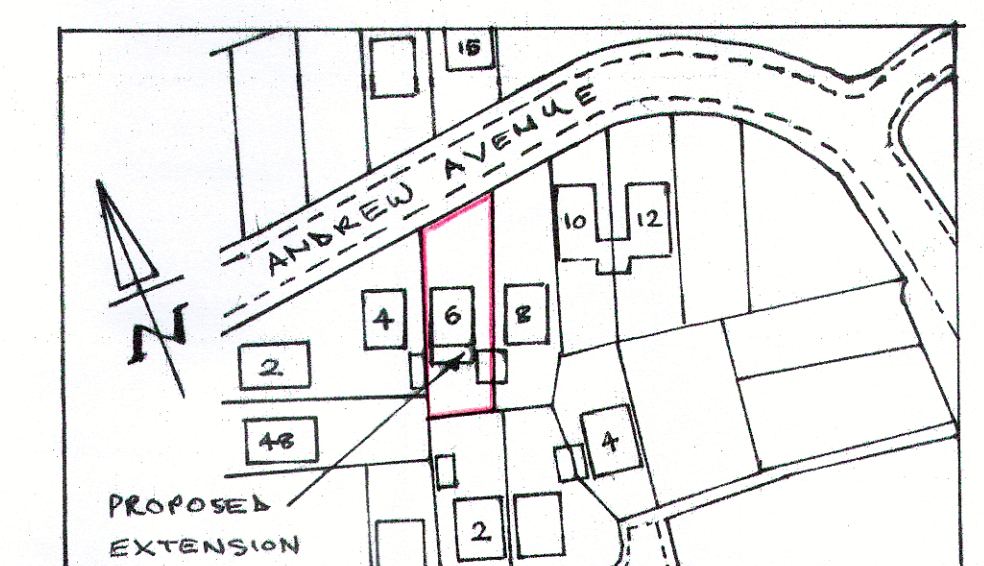
ELECTRICAL: ALL WORK CARRIED OUT TO COMPLY WITH LATEST EDITION OF IEE WIRING GUIDANCE UNDER THE SELF CERTIFICATION SCHEME. ALL RELEVANT CERTIFICATES TO BE SERVED ON COUNCIL BY REGISTERED COMPETENT PERSON.

VENTILATION: NEW WINDOW TO EXTENSION TO HAVE TOP OPENING LIGHTS AND, COMBINED WITH BI-FOLD DOORS, WILL EXCEED OPENING AREA OF 1/20th FLOOR AREA. WINDOW TO ALSO HAVE 5000mm² BACKGROUND VENT. HOB IN KITCHEN TO HAVE COOKER HOOD OVER, POSITIONED 650-750mm ABOVE WORKTOP WITH A MECHANICAL EXTRACTOR PROVIDING 30L/SEC EXTRACTION RATING.

LINTELS: NEW WINDOW AND BI-FOLD DOOR TO HAVE CATNICK STEEL INSULATED LINTELS CG 90/100 AND CZ 90/100 RESPECTIVELY. BOTH LINTELS TO HAVE 200mm END BEARING.

REAR WALL: INSET TO MATCH EXISTING FEATURE OF PLASTIC SHIPLAP BOARDING. EXTERNAL SKIN COVERED WITH SHIPLAP TO BE STANDARD CELCON BLOCKWORK.

WINDOW AND DOOR: NEW WINDOW IN EXTENSION AND BI-FOLD DOORS TO HAVE MAX 'U' VALUE 1.6 W/m²K AND TO HAVE SAFETY GLASS.



LOCATION PLAN 1-1250

REAR EXTENSION
6 ANDREW AVENUE
BOGNOR REGIS • PO22 7QS

SCALES: 1-50 & 1-100 REF: BM-171